

**NORTH HIGHLANDS  
COMMUNITY PLANNING  
ADVISORY COUNCIL**

**AGENDA**

Tuesday, May 26, 2015  
7:00 PM

North Highlands Parks and Recreation District Office  
6040 Watt Avenue (@ Freedom Park Drive)  
North Highlands, CA 95660

<http://www.per.saccounty.net/CPAC/Pages/CPAC-NorthHighlandsFoothillFarms.aspx>

**Note: Applicant or appointed representative should be present.** If unable to attend, please contact the North Highlands CPAC Chairperson, Robert Ellis at (916) 825-8817 or [ellisjr25@gmail.com](mailto:ellisjr25@gmail.com) . For additional planning information, please contact the Sacramento County Planning and Environmental Review Division representatives for the North Highlands CPAC. They are Cathy Hack at (916) 874-7183 or [hackc@saccounty.net](mailto:hackc@saccounty.net) and Nick Pascoe at (916) 874-6141 or [pascoen@saccounty.net](mailto:pascoen@saccounty.net) . To contact the Planning and Environmental Review Division CPAC Secretary, please call (916) 874-5397.

*Note: To receive notification of Sacramento County public meetings sign up for Sac County news. Visit the following website and enter your e-mail address: <https://public.govdelivery.com/accounts/CASACRAM/subscriber/new?>*

*Note: To receive additional information regarding Current Planning projects visit the Planning Projects Viewer website at <http://www.planningdocuments.saccounty.net/> Select the appropriate community from the drop down field, click the search button and a list of projects will be generated. Scroll down the list until the project is located and click on it for additional information. **For direct access to information on projects in this agenda, use the link provided below the Control Number.***

*Note: To submit project comments to CPAC members, email them to [CPAC-NorthHighlands-FF@saccounty.net](mailto:CPAC-NorthHighlands-FF@saccounty.net). Please identify the relevant project using the project name, control number or address.*

**OFFICERS:** ROBERT E. ELLIS, JR CHAIR  
ELIZABETH MITCHELL SECRETARY

**MEMBERS:** JULIA BAUER MICHELLE RIVAS

**REPRESENTATIVES:** CATHY HACK - COUNTY PLANNING AND ENVIRONMENTAL REVIEW  
NICK PASCOE - COUNTY PLANNING AND ENVIRONMENTAL REVIEW

**EXA – EXCUSED ABSENCE R – RESIGNED U - UNEXCUSED ABSENCE TE - TERM EXPIRED P – PRESENT**

QUORUM DETERMINATION: Yes No  
COUNTY REPRESENTATIVE: Yes No

**Matters under the jurisdiction of the CPAC and not on the posted agenda may be addressed by the general public following completion of the regular agenda. The CPAC may limit the length of any off-agenda testimony.**

**CALL MEETING TO ORDER:**

- CALL MEETING TO ORDER
- EXPLANATION OF ROLE OF THE COUNCIL
- ROLL CALL
- INTRODUCTION OF MEMBERS, STAFF, AND COUNTY REPRESENTATIVES

**PLANNING ITEMS FOR REVIEW:**

1. Control No.: PLNP2015-00047

Project Name: MAACO AUTOBODY USE PERMIT

Assessor's Parcel No.: 215-0190-038

Location: The property is located at 5654 Watt Avenue, on the west side of Watt Avenue approximately 400 feet north of James way in the North Highlands community. (Supervisor District 1: Phil Serna)

Owner: Jon Scanlon  
 SFP-C Limited Partnership  
 P.O. Box 5350, Bend, OR 97708  
 541-416-5615; [jon.r.scanlon@lesschwab.com](mailto:jon.r.scanlon@lesschwab.com)

Applicant/Phone/Email: Jemmara Inc.  
 3095 Sunrise Blvd., Rancho Cordova, CA 95742  
 916-635-7776; [maacol@msn.com](mailto:maacol@msn.com)

Developer: Brian Holloway  
 Holloway Land Co. Inc.  
 442 Pico Way, Sacramento, CA 95819  
 916-731-4435; [Brian@holloway.co](mailto:Brian@holloway.co)

County Project Manager: Meredith Plant, Assistant Planner, 874-5835, [plantm@saccounty.net](mailto:plantm@saccounty.net)

- Request: 1) A Use Permit to allow a Maaco Autobody shop in the North Watt Avenue Special Planning Area.
2. A Design Review to comply with the commercial and mixed-use design guidelines.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:		Seconded by:		
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Vote:	Yes	No	Abstain	Absent
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Action:

**Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.**

Motion by:		Seconded by:		
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Vote:	Yes:	No:	Abstain:	Absent:
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Comments:

**2. Control No.: PLNP2015-00071**

**Project Name: STARBUCKS DRIVE THROUGH USE PERMIT AND DESIGN REVIEW**

**Assessor's Parcel No.: 222-0270-011**

Location: The property is located at 5411 Diablo Drive, at the north corner of the Elkhorn Boulevard and Diablo Drive intersection in the North Highlands/ Foothill Farms community. (Supervisor District 3: Peters)

Owner: Kathy DeOchoa  
 Elkhorn Plaza Shopping Center, LLC  
 208 Vintage Way, Suite 100, Novato, CA 94945  
 415-897-9999; [kdeochoa@crosspointrealty.com](mailto:kdeochoa@crosspointrealty.com)

Applicant/Phone/Email: Lisa Sunderland  
 SCM Solutions, LLC  
 1281 E. Magnolia St. Unit D-186, Fort Collins, CO 80524  
 970-817-4279; [lisa@scmsllc.com](mailto:lisa@scmsllc.com)

County Project Manager: *Meredith Plant, Assistant Planner, 874-5835; [plantm@saccounty.net](mailto:plantm@saccounty.net)*

- Request:
1. A Use Permit to allow a drive through window within 300 feet of a residential zone on approximately .487 acres in the SC (Shopping Center) zone.
  2. A Design Review to comply with the commercial and mixed use design guidelines.
  3. A Special Development Permit to allow the drive through reservoir space to be reduced from the required 180 feet to approximately 140 feet.

Investigating Member:

**COUNCIL RECOMMENDATION:**

Motion by:	Seconded by:
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Vote:	Yes	No	Abstain	Absent
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Action:

**Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.**

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

**3. Control No.: PLNR2015-00073**

**Project Name: Pham Rezone Early CPAC Workshop**

**Assessor’s Parcel No.: 219-0042-016**

Location: The project site is located on the southwest corner of Antelope Road and Walerga Road, approximately 1/2 mile north of Elkhorn Boulevard in the North Highlands community.

Applicant/Phone/Email: Sonny Pham  
 314 Fitchburg Square, Folsom, CA 95630  
 916-496-1327; [cqpolo@gmail.com](mailto:cqpolo@gmail.com)

County Project Manager: *Thomas Vogt, Assistant Planner, 916-875-5563, [vogtt@saccounty.net](mailto:vogtt@saccounty.net)*

Request: A Rezone from Business Professional (BP) to Limited Commercial (LC) for the construction of four 7,000 square-foot buildings, and two 2,000 square-foot buildings with drive-through access.

**Please note that this project is scheduled as a workshop item and is for information sharing purposes only. No formal application has been filed with Sacramento County Community Development Department. The applicant would like to solicit preliminary comments and suggestions from the community.**

Note: To obtain copies of the proposed site plan and other project related materials, please contact Thomas Vogt, Assistant Planner, Planning and Environmental Review Division at [vogtt@saccounty.net](mailto:vogtt@saccounty.net) or (916) 875-5563. Please include the Control Number and Project Name in your inquiry.

Investigating Member:

COUNCIL RECOMMENDATION:

Motion by:		Seconded by:		
Vote:	Yes	No	Abstain	Absent
Action:				

**Note: This CPAC has the right to file an appeal with the County of Sacramento when the committee, commission or official takes an action or determination that conflicts with community-wide policies as understood by the respective CPAC and its constituency.**

Motion by:		Seconded by:		
Vote:	Yes:	No:	Abstain:	Absent:
Comments:				

**OTHER BUSINESS:**

- **Neighborhood Livability Initiative Update – Jose Mendez**

**PUBLIC COMMENT:**

**APPROVAL OF MINUTES:**

**ADJOURNMENT:**

CPAC Member forwarding minutes to County Planning and Environmental Review Division:

***The meeting facility is accessible to persons with disabilities. Requests for interpreting services, assistive listening devices, or other considerations should be made through the County Planning and Environmental Review Division at (916) 874-5397 or 874-7647 (TTY), no later than five working days prior to the meeting. California Relay Service (CRS) is a third party interpretation service for deaf, hard-of-hearing, and/or speech-impaired persons. CRS can be reached by dialing 711 or 1-800-735-2929***



**YOUR LINK  
TO COUNTY SERVICES  
ONLINE, OR ON THE GO!**

**www.311.SacCounty.net | Dial 3-1-1**  
*Outside unincorporated Sacramento County  
 Dial 916-875-4311*